

# Community Preservation Act Committee Town of Arlington

## CPA Funding – FY2021 Final Application

One (1) electronic copy and three (3) hard copies of the completed application must be submitted to the CPAC **no later than 4 p.m. on December 9, 2019** in order to be considered for advancement to the final application stage, with the electronic copy sent to [jwayman@town.arlington.ma.us](mailto:jwayman@town.arlington.ma.us) and the hard copies to:

Community Preservation Committee c/o Julie Wayman  
Town of Arlington, 730 Massachusetts Ave., Arlington, MA 02476

Applications will be date stamped and assigned control numbers in the order that the hard copies are received. This PDF form may be completed on a computer using Adobe Reader.

### 1. General Information

Project Title: Winfield Robbins Memorial Garden Restoration Planting

Applicant/Contact: Robert Cunniff, President FORTG; JoAnn Robinson, Chair Historical Commission

Organization: Friends of the Robbins Town Gardens, Arlington Historical Commission,

Mailing Address: Friends of the Robbins Town Gardens, P.O. Box 69, Arlington, MA 02476

Emails: robert.cunniff@cunnifflandscape.com, robinsj@rcn.com

Telephone: 857-991-2201, 617-642-1590 (see email addresses above)  
E-mail: \_\_\_\_\_

### 2. CPA Eligibility (refer to the chart on page A-4)

CPA Category (select one):

☐ Community Housing    ☒ Historic Preservation    ☐ Open Space    ☐ Recreation

CPA Purpose (select one):

☐ Acquisition    ☐ Creation    ☐ Preservation    ☐ Support    ☒ Rehabilitation & Restoration

### 3. Budget

Amount Requested: \$63,000    Total Project Cost: \$63,000

Signature JoAnn Robinson [Signature] Date December 9, 2019

**Please answer and document all questions on the following page**

## **BRIEF DESCRIPTION OF THE PROJECT:**

The Winfield Robbins Memorial Garden is on the path to restoration. The Friends of the Robbins Town Gardens (FORTG) and the Arlington Historical Commission, with support from the Town of Arlington, received CPA funding to restore the water features at the center of the Winfield Robbins Memorial Garden.

This phase included rebuilding the reflecting pool consistent with the historic design and intent, repairing the two upper pools and installing new mechanical systems that control the water for the pools and waterfall in a renovated vault that will remain dry and safe. The displaced stones in the grotto and waterfall have been reinstalled.



Some plantings were added in the grotto area during this initial phase, but funds were insufficient to restore the historic plantings that provide the woodland backdrop to the Menotomy Indian Hunter. The plants that surround the statue and the mechanical vault as well as other areas affected by the construction are also included in the application for FY2020.



## 1. The Goals of the Proposed Project:



Olmsted Brothers 1939, Courtesy Olmsted Archives, Frederick Law Olmsted National Historic Site

The goals of this project are the restoration of the plantings adjacent to and behind the Menotomy Indian Hunter statue (as seen in the image above) and the plantings disturbed by the construction around the new vault, sides of the water feature, and the edge near the Library. These plantings will complete the historically accurate restoration designed by the Olmsted Brothers for the Winfield Robbins Memorial Garden. The Friends of the Robbins Town Gardens, working with the Town are collaborating on a maintenance plan for both the water feature and the garden plantings so that they can be preserved for future generations and will reflect the pride we take in our town's heritage.

Referenced plantings and plans can be found in the **Pre-Design Report: Garden History & Rehabilitation Recommendations**, February 2018, prepared by Kyle Zick, Landscape Architecture, Boston, MA. (<https://www.arlingtonma.gov/home/showdocument?id=43163>)

*See Attachment 1 for History and Significance of the Winfield Robbins Memorial Garden*

## 2. Community Need:

The Friends of the Robbins Town Gardens have been working since their inception in 2014 to foster an awareness of this “Gem in Arlington Center”. As residents of Arlington and citizens of the Commonwealth of Massachusetts, we are stewards of the historic buildings and gardens of Arlington’s Civic Block. If these gardens are well maintained, they will be a positive reflection of our way of life to town visitors and to us. Preserved historic buildings and landscapes represent a great legacy from foresighted benefactors. The Town has had the vision to invest in the renovation of these buildings and grounds thus far and has made it possible for that legacy to be retained. It is critical that this trend continues.



The Winfield Robbins Memorial Garden clearly contributes to another value expressed in our Master Plan, “. . . the many opportunities to meet, play and grow in Arlington. . .” The garden’s proximity to public transportation makes it easily accessible to residents throughout Arlington and neighboring communities and many people frequent its paths and benches. On sunny days children from the Rogers-Pierce Children’s Center play on the lawn. Library patrons come outside to read or sit in the shade. Teens congregate under the trees and play Frisbee on the grass. Seniors traverse the park on their way to the Senior Center from their homes in Winslow Towers, Mill Brook Square, Chestnut Manor or elsewhere in town. Runners deliberately detour through the gardens. People who work in Arlington center eat lunch in the garden and others out for a stroll pause to catch their breath on one of the garden benches. Couples get married, artists paint, and young families have picnics in the garden. In short, many of us go out of our way to cross, linger, celebrate, or seek solace in the garden.

Continuing improvement of the Winfield Robbins Memorial Garden would clearly benefit town residents and local business. “Numerous studies have shown that parks and open space increase the value of neighboring residential property. Growing evidence points to a similar benefit on commercial property value. The availability of park and recreation facilities is an important



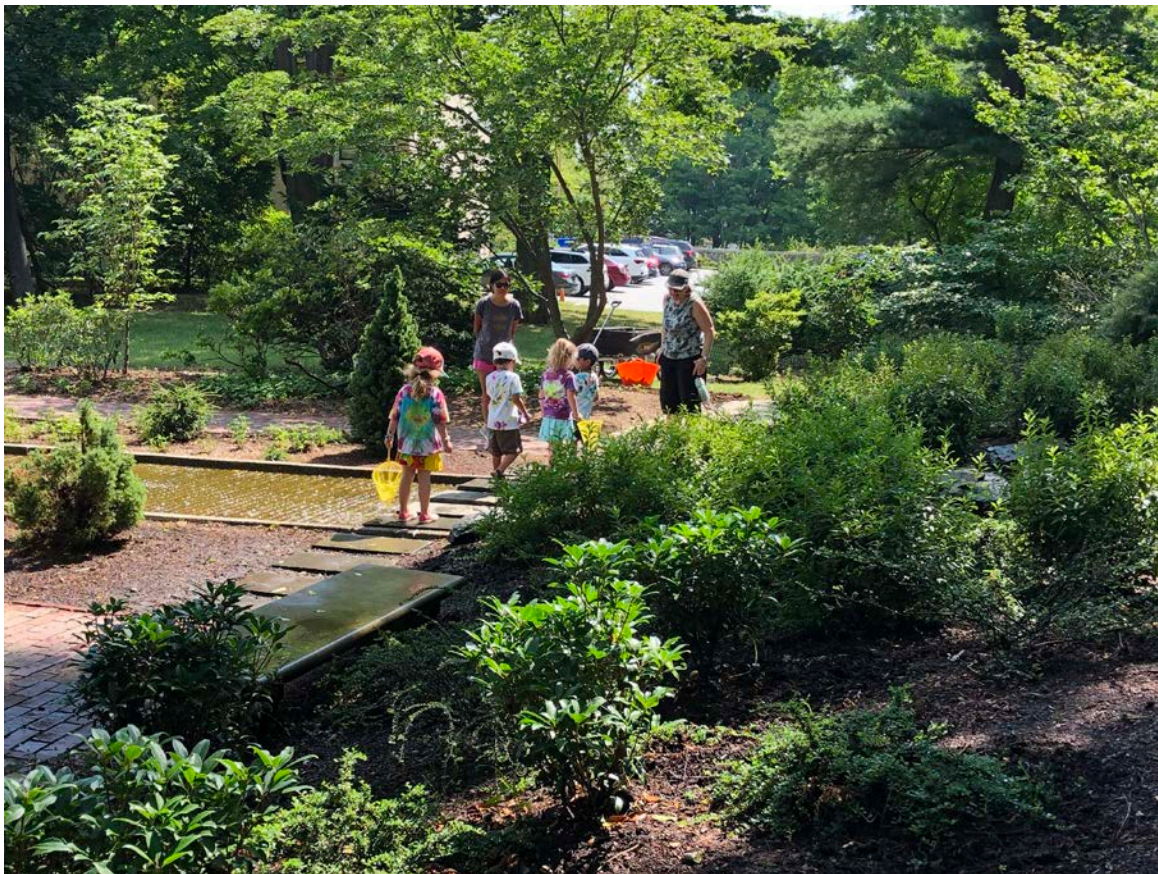
quality-of-life factor for corporations choosing where to locate facilities and for well-educated individuals choosing a place to live.” (Why America Needs More City Parks and Open Spaces – The Benefits of Parks, 2006, The Trust for Public Land, San Francisco, CA)

Restoring our town’s most visible garden, and especially the Grotto and Woodland areas which showcase our iconic *Menotomy Indian Hunter*, will foster pride in Arlington’s residents and enhance Arlington’s desirability as a community.

### 3. Community Support

This project has considerable support from many of our town organizations and citizens. Support of individual community members for the garden is evidenced in the many hours spent by members of The Friends of the Robbins Town Gardens, The Arlington Garden Club and Arlington’s Master Gardeners in maintain the garden’s plantings. Support for the restoration is evidenced in the comments from longtime residents who remember the former glory of the gardens. Arlington residents want to see the gardens restored.

Organizations whose members regularly use the gardens for events and celebrations – for example, the High Rock Church, the Robbins Library, and the Roger-Pierce Children’s Center – are impressed with the work that was done on the water features and appreciate the beauty of the restored plantings along the side of the Town Hall.



A preschool class visits the Garden, July 2019

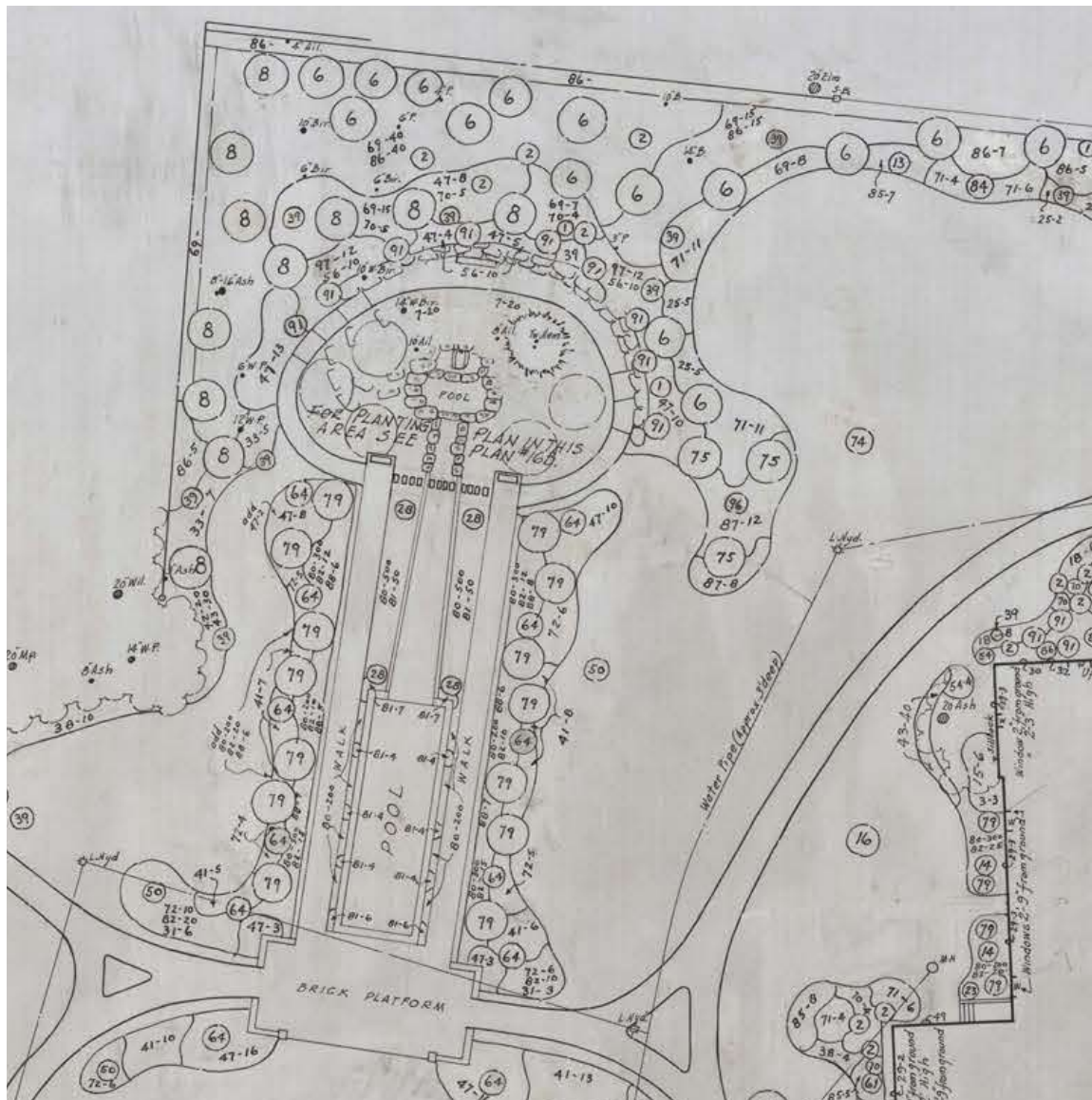
*See Attachment 2 for letters of support.*

#### 4. Project Documentation:

See the **Pre-Design Report: Garden History & Rehabilitation Recommendations**, February 2018, prepared by Kyle Zick, Landscape Architecture, Boston, MA.

(<https://www.arlingtonma.gov/home/showdocument?id=43163>)

The Olmsted Brothers 1939 Planting Plan for the Town Hall Garden Water Feature Area showing trees (in circles) and the outlines of shrub plantings:



*Project Documentation:*

*Attachment 3: Plant List with Cost Estimates*

*Attachment 4: Estimate from Kyle Zick – Landscape Architect*

*Attachment 5: Planting in the work areas accomplished in 2018-19*

## 5. Timeline

Task	Target Date
Appropriation of Funds	July, 2020
Drawings and Documents for Contracting	August, 2020
Engage Contractors, Pruning, Fall Plan	September - October, 2020
Source Plants	October 2020- March 2021
Planting and Construction	Spring 2021
Completion of Work	Fall 2021

## 6. Credentials

This project will be collaboratively overseen by the Town, Friends of the Robbins Town Gardens and the Arlington Historical Commission, represented by Jim Feeney, Interim Director of Facilities. Robert Cunniff, president of the Friends of the Robbins Town Gardens, and JoAnn Robinson, chair of the Arlington Historical Commission, who worked closely with the Town to create the Master Plan for the Civic Block and develop and manage grants for many historic garden rehabilitations.

## 7. Budget

Item	Cost Estimate
Kyle Zick - Landscape Architecture, Bid Documents, etc.	\$5,000.00
Trees, Shrubs, Perennials for Grotto, Woodlands and Vault Area	\$15,500.00
Labor and Materials (Contracts for Planting, Pruning, Irrigation)	\$32,000.00
Contingency 20% (built into the above quotes)	\$10,500.00
<b>Total Budget</b>	<b>\$63,000.00</b>

## 8. Other Funding:

As of this date we have not sought funding from other sources.

The Friends of the Town Hall Gardens continue to raise funds to support the restoration and maintenance work in the Winfield Robbins Memorial Gardens. In addition, the Friends and other volunteers contribute many hours to managing planting and maintenance in the garden. In 2019, members of the Arlington Garden Club and others worked over 200 hours in weekly maintenance sessions in the garden. We have benefited from free professional planting services for tree and shrub installations estimated at \$4500 over the last two years.



## **9. Maintenance:**

The Friends of the Town Hall Gardens have funded a maintenance plan for the garden. Garden activities and plant care are detailed by each month and season. This will be implemented in coordination with the Town and with the garden stakeholders, Jim Feeney, Interim Director Facilities, Patsy Kramer, Town event coordinator and Christine Bongiorno Director of Health and Human Services.

In 2018, the Friends and the Town worked together to add a \$500 surcharge for using the garden during rental events held in the Robbins Memorial Town Hall. This money will be reserved to support garden maintenance.

In the future, the Friends will continue to work with the Town to develop agreements to ensure continuing maintenance for the Town Hall gardens.

**10. Impact on Town Budget:** This project will have no impact on the town budget

**11. Control of Site:** The land is owned and managed by the Town of Arlington. Site maps are found in Attachment 6.

**12. Deed Restrictions** Attachment 7 contains a copy of the Preservation Restriction (filed in 2000) held by the Massachusetts Historical Commission in perpetuity.

**13. Acquisitions:** N/A

**14. Feasibility:** There are no known zoning or environmental barriers to moving forward with this project.

**15. Hazardous Materials:** There is no evidence of hazardous materials at the project site.

**16. Permitting:** Massachusetts Historical Commission (MHC) may require a Project Notification Form (PNF) to be filled out and submitted for their review.

**16. Environmental Concerns:** There are no apparent environmental concerns that require remediation.

## **17. Professional Standards:**

All work will meet the published Secretary of the Interior Standards for the Treatment of Historic Properties, and the Guidelines for the Treatment of Cultural Landscapes.

<https://www.nps.gov/tps/standards/four-treatments/landscape-guidelines/index.htm>

<https://www.nps.gov/tps/standards/treatment-guidelines-2017.pdf>



## **Winfield Robbins Memorial Garden Restoration Plantings**

### **Attachments:**

- |              |  |
|--------------|--|
| Attachment 1 | History of the Winfield Robbin Memorial Garden                 |
| Attachment 2 | Letters of Support   |
| Attachment 3 | Plant List with Cost Estimates, Olmsted Brothers Planting Plan |
| Attachment 4 | Estimate from Kyle Zick – Landscape Architect                  |
| Attachment 5 | Planting in the work areas accomplished in 2018-19             |
| Attachment 6 | Site Maps  |
| Attachment 7 | Preservation Restriction for the Town Hall Gardens             |

## Attachment 1 – Winfield Robbins Memorial Garden History



*Winfield Robbins Memorial Garden, 1939, courtesy NPS, Frederick Law Olmsted National Historic Site.*

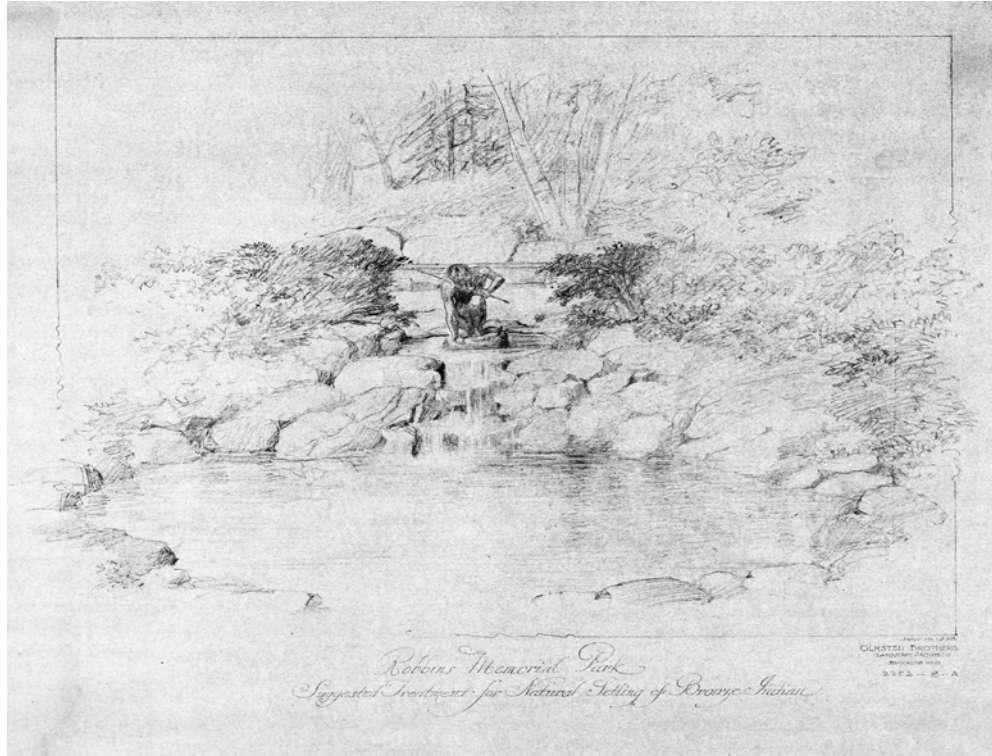
### **History of the Winfield Robbins Memorial Garden**

As Arlington grew in the late nineteenth and early twentieth centuries, the Robbins family gave their time and wealth to the betterment of the town.. The family funded and built our main library (1892), the Town Hall (1913), and gave their own Federal mansion, the Whittemore-Robbins House, to the Town in 1931. The Robbins sisters, Ida (1861-1949) and Caira (1866-1939) oversaw the construction of the Town Hall and the associated gardens.

At the same time that the Town Hall was built, the Robbins sisters commissioned the architect R. Clipston Sturgis to create the first design for the Winfield Robbins Memorial Garden. Sturgis created a formal public garden with diagonal walkways and symmetrical plantings. The Cyrus Dallin sculpture of the *Menotomy Indian Hunter* was installed at the heart of the garden.

In 1938, the Robbins sisters hired the Olmsted Brothers firm to redesign the gardens. The new design transformed the garden into a secluded, welcoming space that included a circular brick walk through the garden and an “informal, woodsy and rocky environment and a naturalistic planting as a background to the Indian.” (Town Report, 1939) Located between the Town Hall and the Library, the new gardens provided a quiet respite for visitors and citizens, something they continue to offer today.

## Attachment 1 – Winfield Robbins Memorial Garden History



*Olmsted Brothers rendering of the natural setting for Dallin's sculpture, 1938, courtesy NPS, Frederick Law Olmsted National Historic Site*

### **Historic Significance**

The Town buildings and grounds in Arlington's Civic Block are listed on the Massachusetts State Register of Historic Places. They are also located in the Arlington Center Historic District, designated under the National Register of Historic Places since 1974. In addition, the Massachusetts Historical Commission holds a permanent Preservation Restriction on the gardens and grounds. The Arlington Historical Commission is responsible for the oversight of the Civic Block's building and grounds.



## ATTACHMENT 2 LETTERS OF SUPPORT 2019

Sept. 27, 2019

Dear Community Preservation Act,

As a resident of Arlington, I'd like to thank you for funding restoration of the water features in Winfield Robbins Memorial Gardens. This garden has always felt to me like the heart of our community. When my late husband and I first moved here, the fountain and reflecting pool were still flowing. In fact, walking through that park was the experience that most heavily influenced our decision to move to Arlington. In recent years, I've been saddened by what appeared to be the neglect of that very special place. However, thanks to your contribution and the dedication of community volunteers, the reflecting pool and fountain are once again filled with glittering water. It's hard to express how much I appreciate your decision to fund this project.

It's now time to proceed with the next phase of the restoration. My understanding is that the garden committee wants to landscape the area around the Dallin Native American sculpture with plant material in keeping with the original design for the area. As a member of Envision Arlington's Fiscal Resources Task Group, I am very impressed by the efficiency with which the Friends of the Robbins Town Gardens magnified the impact of every dollar spent by successfully engaging Arlington residents in volunteer activities in support of the effort. Restoring the park is an example of community building in every sense. I love the attention the committee has paid to historic integrity. This park is a living example of Arlington's ongoing devotion to green spaces. It captures a beautiful sense of our history while also providing a place where the residents of our community can continue to build happy memories. Every time I walk through the park, I recall games my granddaughter and I played there. It's experiences of these sorts that help our young people build deep connections with their hometown.

Please continue your support of this significant historic restoration by voting to fund the ongoing planting of the garden following guidelines expressed in the original design plans. This is a project that highlights the ways in which CPA funding works to return value to our community. The Friends of the Robbins Town Gardens committee runs feature articles, "Clippings from the Robbins Town Gardens", in *The Arlington Advocate* in order to keep residents apprised of the progress being made. Your investment in this highly visible project publicizes the ways in which CPA funding supports Arlington's goals and values. I hope you'll make the decision to continue backing this important endeavor.

Sincerely,

Heather T. Remoff  
1 School Street, Unit 407  
Arlington, MA 02476



November 26, 2019

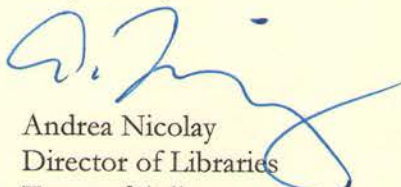
To Whom It May Concern:

I am writing in support of the Friends of Robbins Town Gardens' proposal for Community Preservation Act funds for the restoration of the original Olmsted-designed plantings around the pool and grotto area of the Robbins Memorial Garden.

Now that the pool has been restored so beautifully, it seems a natural next step to proceed with improvements to the surrounding area. The Friends of Robbins Town Gardens have done the necessary research and clearly have the capacity to see the project through to completion.

These cherished spaces are worth honoring and improving on for generations to come.

Respectfully,



Andrea Nicolay  
Director of Libraries  
Town of Arlington



**Robbins Memorial Town Hall**  
730 Massachusetts Avenue  
Arlington, Massachusetts 02476

30 November 2019

**Community Preservation Committee**  
Arlington Town Hall  
730 Massachusetts Avenue  
Arlington, Ma. 02476

**To Whom it May Concern:**

I am writing a letter of support for the CPA proposal submitted to you by the Friends of Robbins Town Gardens.

In my role as Events Coordinator for the Town of Arlington I am supremely aware of the value of our beautiful town gardens. We hold many significant events in the garden - weddings, cocktail parties, fundraisers, bar/bat mitzvah's - all making use of the garden as part of their parties. We hear from all our renters how beautiful our gardens and our historic party sites are. They call them "hidden gems!"

And we are able to bring into town significant revenues because of these beautiful event sites that we have.

It's so important that we restore and maintain these sites. With their first CPA proposal the Friends group, along with the Arlington Historical Commission, were able to restore the reflecting pool and the mechanical workings for the pool. This second proposal asks for funding in the amount of \$68,500 to restore the plantings around the reflecting pool and the grotto area. Many of the original plantings were disturbed or destroyed during the first construction project.



ATTACHMENT 2 LETTERS OF SUPPORT 2019

As you know this garden was designed by the Olmsted business in the late 1930's. With CPA funding we now have the opportunity to restore this garden to the original design.

I sincerely hope you will support this second proposal from the Friends of the Robbins Town Gardens.

Sincerely,

Patsy L. Kraemer,  
Events Coordinator  
Town of Arlington  
730 Massachusetts Avenue  
Arlington, Ma. 02476



**Arlington Garden Club**  
**Arlington, MA**

---

30 November 2019

Community Preservation Committee  
Town of Arlington  
730 Massachusetts Avenue  
Arlington, Ma. 02476

To Whom it May Concern:

This is a letter of support for the Community Preservation Act proposal submitted by the Friends of Robbins Town Gardens for restoration of the original Olmsted-designed plantings around the reflecting pool and the grotto area of the Winfield Robbins Memorial Garden.

The Arlington Garden Club is pleased to support the restoration of the Garden. The Winfield Robbins Memorial Garden is the central focal point in the civic historical block in Arlington center.

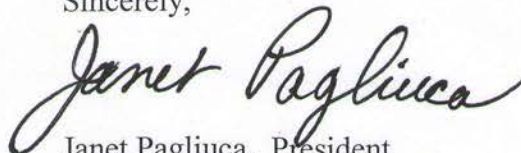
Surrounded by important historical buildings – the Arlington Robbins Memorial Town Hall, the Whittemore Robbins House, and the Robbins Library - the Garden connects these beautiful representations of a significant portion of Arlington's history.

We have enormous respect for the value of this garden to the community and enormous love for the beauty of the garden.

We give total support to the proposed restoration project for the reflecting pool in the garden. It is indeed the primary focal point of the garden and is so important as a central attraction in the garden.

We urge you to support this project with Community Preservation Act money.

Sincerely,



Janet Pagliuca, President  
Arlington Garden Club  
72 Piedmont St  
Arlington, Ma. 02476

ATTACHMENT 2 LETTERS OF SUPPORT 2019



Town of Arlington  
Department of Health and Human Services  
27 Maple Street  
Arlington, MA 02476  
[www.arlingtonma.gov](http://www.arlingtonma.gov)

Tel: (781) 316-3170  
Fax: (781) 316-3175

December 2, 2019

Arlington Community Preservation Act Committee  
730 Massachusetts Avenue  
Arlington, MA 02476

To Whom It May Concern:

I write to support the Friends of the Robbins Town Gardens FY21 CPA application to restore the remaining area around the reflecting town hall garden reflecting pool.

With their first CPA proposal the Friends group, along with the Arlington Historical Commission, were able to restore the reflecting pool and the mechanical workings for the pool. This second proposal asks for funding in the amount of \$68,500 to restore the plantings around the reflecting pool and the grotto area. Many of the original plantings were disturbed or destroyed during the first construction project.

As you know this garden was designed by the Olmsted Firm in the late 1930's. With CPA funding we now have the opportunity to restore this garden to the original design.

Please do not hesitate to contact me should you need additional information.

Sincerely,

A handwritten signature in cursive script that reads "Christine Bongiorno".

Christine Bongiorno  
Director of Health and Human Services





14 Mill St.  
Arlington, MA 02476  
781 - 652 - 9859  
davel@highrock.org

December 03, 2019

To Whom It May Concern:

I am writing to express Highrock Covenant Church's support of the Friends of the Robbins Town Gardens request for funds to restore the Olmstead plantings around the reflecting pool and grotto of the Robbins Town Gardens.

Each year our organization holds our Easter services, our biggest event of the year, at Town Hall. Following each of our three services, we hold a great celebration in the Robbins Town Gardens that includes scavenger hunts around the grounds, food, music, entertainers and performers, a petting zoo and more. The event draws our largest attendance numbers of the year and we greatly enjoy the outdoor space. For that reason, we have come to treasure this space, and want to preserve it for future generations to enjoy as well. Restoring the original plantings would only enhance the ambiance of the space for everyone.

Beyond that, as members of this community, individually we all enjoy that shared space, and it is a point of pride for town residents that our Town center is so attractive. This space has been a gift to us handed down from previous generations, and we hope to be good stewards of this gift in our generation.

Thank you for your consideration.

Sincerely,

**Dave Swaim**

Senior Pastor

Highrock Covenant Church

ATTACHMENT 2 LETTERS OF SUPPORT 2019

THE ARLINGTON HISTORICAL SOCIETY

The Jason Russell House & Smith Museum

7 Jason Street

Arlington, Massachusetts 02476-6410

Phone: 781-648-4300

Website: [www.arlingtonhistorical.org](http://www.arlingtonhistorical.org)



November 30<sup>th</sup>, 2019

Community Preservation Act Committee

c/o Julie Wayman

Town of Arlington

730 Massachusetts Avenue

Arlington, MA 02476

Re: Support for restoration of Town Gardens by the Arlington Garden Club

Dear Committee Members,

I write you regarding the Garden Club's application for funds to restore the original Olmsted-designed plantings around the pool and grotto area. I am president of the Arlington Historical Society. I circulated a copy of the project proposal to our board, and ask them to vote on whether we would support this project. I am pleased to say that the board voted in favor of supporting this project. As an organization devoted to disseminating knowledge about Arlington's history, we believe a project maintaining our historical town garden is worthy of support.

If you have any questions about our support, please don't hesitate to contact me.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Stuart Brorson'.

Stuart Brorson

Arlington Historical Society President



December 3, 2019

Dear Community Preservation Committee,

I'm writing on behalf of the Friends of Robbins Town Gardens for a letter of support for another CPA proposal.

The Friends were very successful in obtaining the CPA grant that allowed us to restore the reflecting pool in the garden.

This current proposal for \$68,500 would be for restoration of the original Olmsted-designed plantings around the pool and grotto area. The plants originally there were disturbed and destroyed by the construction work.

The long-range goal of the Friends Group is to restore all the plantings in the garden to the original design. You see one first step in that restoration in the plantings along the east side of Town Hall.

Thank you for help in this project.

A handwritten signature in dark ink, appearing to read "Jonathan Nyberg", is written over the printed name. The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Jonathan Nyberg



## ATTACHMENT 2 LETTERS OF SUPPORT 2019

611 Massachusetts Ave. | Arlington, MA 02474 | dallin.org |  
781 641 0747

December 3, 2019

Community Preservation Committee  
Town of Arlington  
760 Mass. Ave.  
Arlington, MA 02476



Dear Community Preservation Committee:

On behalf of the Cyrus Dallin Art Museum Municipal Board of Trustees and the nonprofit Cyrus Dallin Art Museum, Inc., I would like to express enthusiastic support for the Friends of the Robbins Town Gardens' application for the restoration of the Olmsted-designed plantings in selected areas of the Robbins Memorial Garden.

In their leadership on prior phases of the Robbins Garden project, the Friends of the Robbins Town Gardens have demonstrated an impressive and highly successful track record. Over many years, the Friends have shown their commitment to the long-term care of this treasured space. They have cultivated a productive relationship with the Town of Arlington and succeeded in the gargantuan task of rehabilitating the water feature and restoring many of the garden's original plantings. I am confident that this relationship will ensure a successful outcome as the Friends and Town collaborate on the restoration of additional plantings around the pool and *Hunter*.

We at the Dallin Museum have been impressed with the strategic, phased implementation of the restoration of the Garden. This approach is a wonderful model for Community Preservation projects because it maximizes the positive impact of CPA funding by providing opportunities to celebrate each success while simultaneously building community support for subsequent phases. We enjoy seeing our visitors' faces light up when we describe the tremendous care and resources the Town has been investing to restore the Garden to its original glory!

The Dallin and Robbins families did so much to establish the rich cultural environment in Arlington that we benefit from today. The Robbins Memorial Garden is the crowing jewel of this legacy. Through its prior support, the CPC has recognized the Garden (along with the *Menotomy Hunter*) as a national treasure conceived by celebrated figures in American art and landscape design history. The CPC has also recognized it as an irreplaceable community asset – a tranquil, uplifting space for residents to enjoy nature, engage in peaceful reflection, and connect with others.

By continuing to invest in this project, the Community Preservation Committee will ensure that the Robbins Memorial Garden will enrich and uplift the lives of Arlington residents for years to come.

Sincerely,

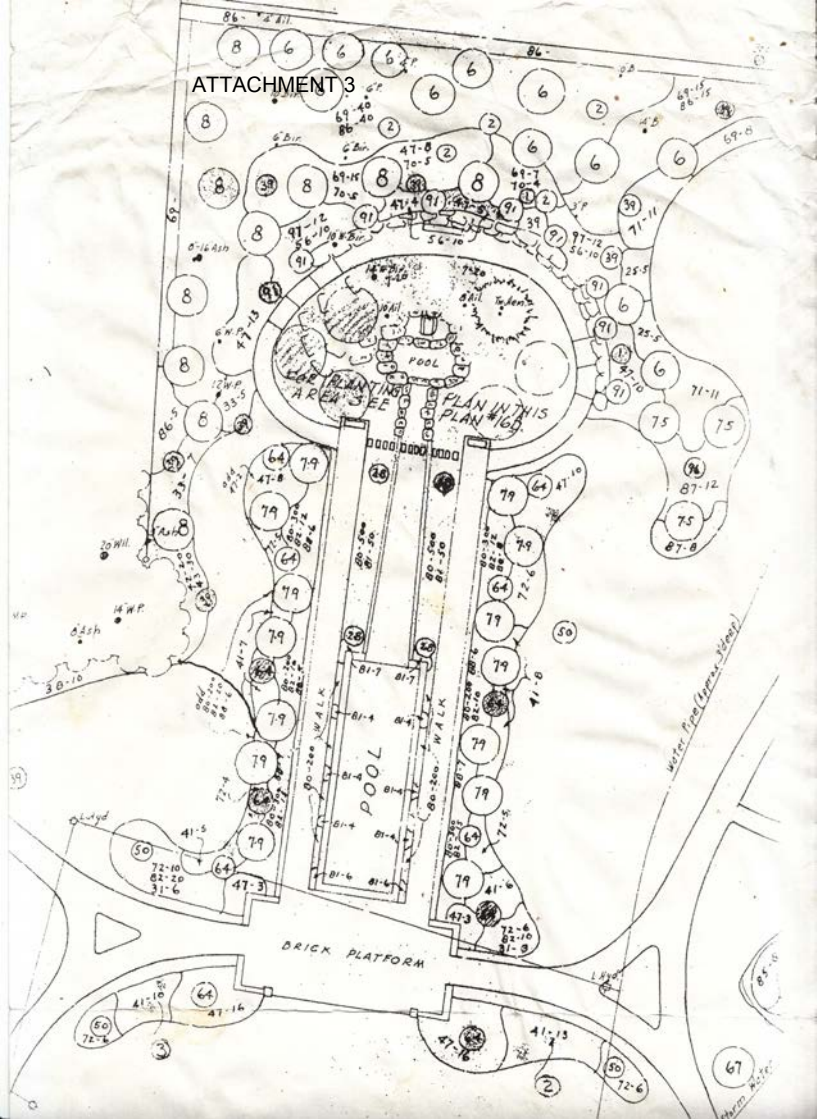
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Heather Leavell  
Director/Curator

## ATTACHMENT 3

Plant List for the Restoration of the Grotto, Woodland and Construction Areas -- December 2019									
Qty	Common Name (#Olmsted Plant)	Botanical Name		Root	Size	Growth Habit	Unit Cost	Total Estimate	Notes
Plants for the grotto hillside a woodland behind the Menotomy Indian Hunter and the area around the new vault.									
Trees									
6	Chinese Hemlock	<i>Tsuga Chinensis</i>		B&B	6-7' tall		\$300.00	\$1,800.00	Replacement for Eastern Hemlock (resistant to Hemlock wooly adelgid – See article from <i>Arnoldia</i> . We have two possible sources for this plant.
5	White Pine #6)	<i>Pinus strobus</i>		B&B	6-7' tall		\$150.00	\$750.00	Replace overgrown white pines that screen the parking lot behind or plant between the large trees.
5	Eastern Red Cedar (#2)	<i>Juniperus virginiana</i>		B&B	5-6'		\$150.00	\$750.00	
4	White Flowering Dogwood	<i>Cornus 'Rutban' Aurora</i>		B&B	5-6'	horizontal branching	\$200.00	\$800.00	
1	Saucer Magnolia (#75)	<i>Magnolia soulangeana</i>		B&B	5-6'		\$285.00	\$285.00	replace large trees that are not in the original plan
1	Star Magnolia (#96)	<i>Magnolia stellata</i>		B&B	5-6'		\$240.00	\$240.00	
Shrubs around the Vault and along the planting bed edges									
11	Van Houtte Spirea (#71)	<i>Spirea x vanhoutei</i>		CG	#3		\$40.00	\$440.00	
20	Hastrup Beach Rose (#87)	<i>Rosa rugosa 'Frau Dagmar Hastrup'</i>		CG	#3		\$35.00	\$700.00	
20	Scotch Rose (#25)	<i>Rosa spinosissima</i>		CG	#3		\$25.00	\$500.00	
Shrubs at the back and sides of the woodlands									
2	Red Chokeberry	<i>Aronia arbutifolia</i>		CG	#3		\$31.00	\$62.00	
8	Japanese Yew (#63)	<i>Taxus cuspidata</i>		CG	#3		\$45.00	\$360.00	
Behind the rock wall behind the Indian Hunter									
25	Mountain Laurel (#47)	<i>Kalmia latifolia</i>		CG	#5		\$120.00	\$3,000.00	
9	Pfitzer Juniper (#62)	<i>Juniperus chinensis pfitzeriana</i>		CG	#3		\$31.25	\$281.25	
12	Highbush Blueberry (#70)	<i>Vaccinium corymbosum</i>		CG	#5		\$44.50	\$534.00	
Plants for the grotto area including the lower area along the ripple and the pool									
Shrubs									
15	Bearberry (#46)	<i>Arctostaphylos urva-ursi</i>		CG	#1		\$12.00	\$180.00	
15	Prostrate Cotoneaster (#81)	<i>Cotoneaster horizontalis</i>		CG	#3		\$30.00	\$450.00	
16	Prostrate Cotoneaster (#81)	<i>Cotoneaster horizontalis</i>		CG	#1		\$24.00	\$384.00	
15	Bearberry Cotoneaster (#81)	<i>Cotoneaster humifusa</i>		CG	#3		\$27.00	\$405.00	
4	Eastern Leatherwood (#57)	<i>Dirca pauciflora</i>		CG	#3		\$12.00	\$48.00	
2	Sargent Juniper (#39)	<i>Juniperus chinensis Sargentii</i>		CG	#3		\$32.00	\$64.00	
10	Sargent Juniper (#39)	<i>Juniperus chinensis Sargentii</i>		CG	#1		\$21.00	\$210.00	
7	Pfitzer Juniper (#62)	<i>Juniperus chinensis Pfitzeriana</i>		CG	#3		\$36.00	\$252.00	
8	Creeping Juniper (#88)	<i>Juniperus horizontalis Douglasii</i>		CG	#3		\$42.00	\$336.00	
10	Creeping Juniper (#88)	<i>Juniperus horizontalis Douglasii</i>		CG	#1		\$21.00	\$210.00	
9	Korean Azelea (#72)	<i>Rhododendron yodense var. poukhanense</i>		CG	#3		\$45.00	\$405.00	
Perennials, Groundcovers, and Ferns									
9	Japanese Daylilies #17)			bare root			\$20.00	\$180.00	9 Tawny daylilies transplanted
12	Pachysandra (#80)			flat			\$11.00	\$132.00	
45	Creeping White Phlox (#89)	<i>Phlox subulata</i>		CG	#1		\$10.00	\$450.00	
60	White or Woolly Thyme (#60)			CG	#1		\$5.00	\$300.00	
20	Catmint (#55)	<i>Nepeta mussini</i>		CG	#1		\$10.00	\$200.00	
30	Ferns (#58)			CG	#1		\$11.00	\$330.00	Leather, Toothed, Christmas
30	Creeping Sedum (#59)			CG	#1		\$10.00	\$300.00	<i>Sedum acre</i> , <i>Sedum album</i> , <i>Sedum sexangulare</i>
15	Jack in the Pulpit (#58)	<i>Arisaema triphyllum</i>		CG	#1		\$6.00	\$90.00	
Estimate Total									
		NOTE: Friends have purchased wire fencing to protect these plants until they are established						\$15,428.25	

# ATTACHMENT 3





December 4, 2019

From: Danielle Desilets

To: JoAnn Robinson

Cc: Kyle Zick

Hi Joann –

Kyle and I reviewed the documents you sent over and based on our conversation yesterday, we are proposing a fee of \$5,000. This breaks down to include the following:

- Construction documents for public bid, including drawings and project manual (Arlington front end and technical specs)
- Construction administration: we have included 20 hours for administration. This can be 3 site visits plus plant tagging at the nursery. And some contractor coordination time (RFI or submittal review).
- A few hours of coordination time with you and/Mona, the Town, etc.

Thank you for including us in this. I am excited to see the gardens come spring with all the plantings that the Friends groups has installed!

Danielle



Kyle Zick Landscape Architecture, Inc.  
36 Bromfield Street Suite 202, Boston, MA 02108  
t: 617-451-1018 c: 617-913-4663  
e: [kzick@kylezick.com](mailto:kzick@kylezick.com) [www.kylezick.com](http://www.kylezick.com)



## **Kyle Zick, ASLA**

Kyle Zick, Founder and Principal, has practiced landscape architecture for over 24 years on project types ranging from historic sites and parks, environmentally sensitive areas, college campuses, streetscapes, residences, and commercial properties. Kyle has lectured on site design in historic contexts, trail design, and sustainable materials at the Boston Architectural College, Build Boston and the Historic Trails Conference. Many of his projects have won design awards from the Boston Society of Landscape Architects, the Louisiana Society of Landscape Architects and the American Society of Landscape Architects.

## **Danielle D. Desilets, RLA**

Danielle, Senior Associate, has nearly 20 years of experience practicing landscape architecture. She has a Master of Landscape Architecture from Cornell University (2004) and a Bachelor of Landscape Architecture from the University of Rhode Island (1999). To this experience she brings a passion for the American cultural landscape and while at KZLA has managed projects for Gettysburg National Military Park (Pennsylvania) and Longfellow House-Washington Headquarters National Historic Site (Cambridge, MA). Other projects Danielle has managed at KZLA include the documentation of the landscapes of two American Embassies, in Rome, Italy and New Delhi, India, as well as developing parks and landscapes for the municipalities of Arlington, Boston, Framingham, Great Barrington, Somerville, Weymouth, and Yarmouth. In 2017, she completed the Landscape Master Plan for the University of Rhode Island's Kingston campus.

## **Yongjae Lee**

Yongjae Lee has been at KZLA since it's founding in 2010 and has played a leading role in many of projects, demonstrating creativity and technical proficiency with details and construction. He is also responsible for design alternatives, presentation graphics, and three-dimensional simulation. Jae has been heavily involved in multiple projects at Phillips Exeter Academy and the National Park Service. He is currently working on improvements to historic Franklin Park in Boston. Jae is in charge of office CAD standards as well as adapting new software programs to improve efficiency of production. He earned his Master of Landscape Architecture degree from Rhode Island School of Design, and his Bachelor of Landscape Architecture from Utah State University. Jae is fluent in English and Korean.

## Rob Barella, RLA

Rob, a native of Newport, received his BLA degree from the University of Rhode Island. He contributes skills in graphic design, 3D modeling, and a strong interest in tactical urbanism. Rob is currently developing a tree care and succession plan for Boston's Esplanade and is working on the installation of an urban dog park in Boston's North End. He has recently completed a trail restoration project for the Forest River Conservation Area. Rob is a recent design winner of the Northern Avenue Bridge Competition, hosted by the City of Boston and BSA, and was the designer of the "Mytoi PopUp Park" hosted by the Trustees.

## Mike Doucette

Mike graduated from the University of Rhode Island with a double major in Landscape Architecture and Environmental Horticulture & Turf-Grass Management. He has developed a broad range of knowledge and skills in landscape design, historic preservation and conservation including the permitting process. In addition, Mike provides a number of computer skills to the office, include GIS data analysis and map making. Mike is currently contributing to urban forest management plans for DCR parkways and the Emerald Necklace. He has also developed designs for the restoration of Olmsted's South Park Arboretum in Buffalo, NY and for an expansion of the Bartlett Arboretum in Stamford, Connecticut. Outside of work, Mike enjoys kayaking, hiking, gardening and being with his wife and their dog.

## Tracy Hudak

Tracy has recently joined KZLA after working at firms in the mid-Atlantic for several years. Her sustainability career originally began with the Environmental Protection Agency, and she continues to serve the public interest in her current work at KZLA. She has worked on a wide range of scales and project types including community planning, park planning and design, trail design, green infrastructure, and landscape design. She brings to each project critical thinking, attention to detail, a willingness to engage in thoughtful debate, and a commitment to quality. She earned her master's degree in urban planning from Virginia Tech and her master's degree in landscape architecture from Cornell University. She is currently working on the rehabilitation of Prospect Hill Park in Somerville, MA.



## **Trees Woodland and Grotto – Planted in November 2019**

The following list of trees were donated by the Arlington Department of Public Works Tree Fund and Planted by the Friends of the Robbins Gardens in the woodlands behind the Menotomy Indian Hunter, and the grotto around the statue.

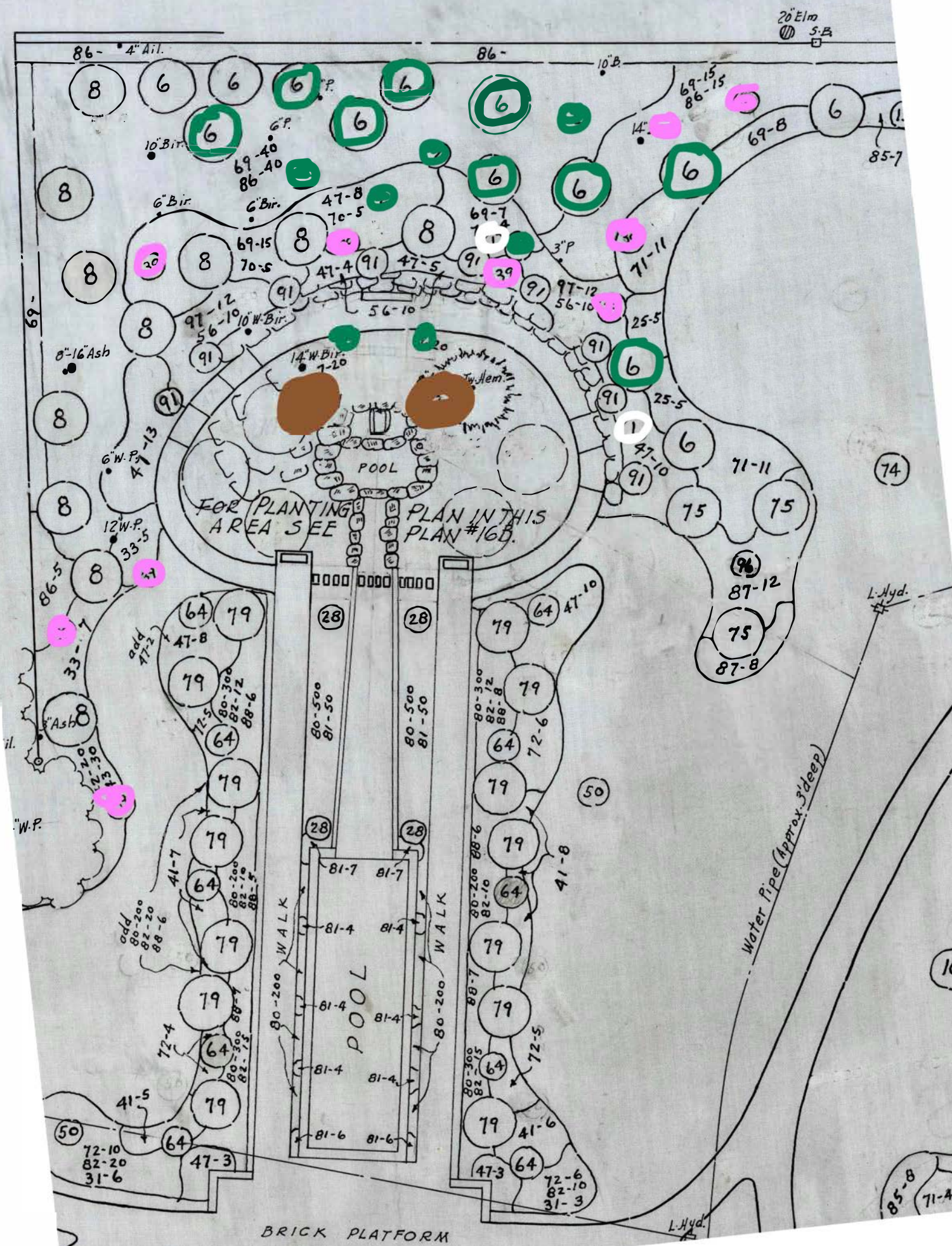
2 Whitespire Birch, *Betula populifolia* 'Whitespire', B&B 6-7'

9 White Pine, *Pinus strobus*, B&B, 6-7'

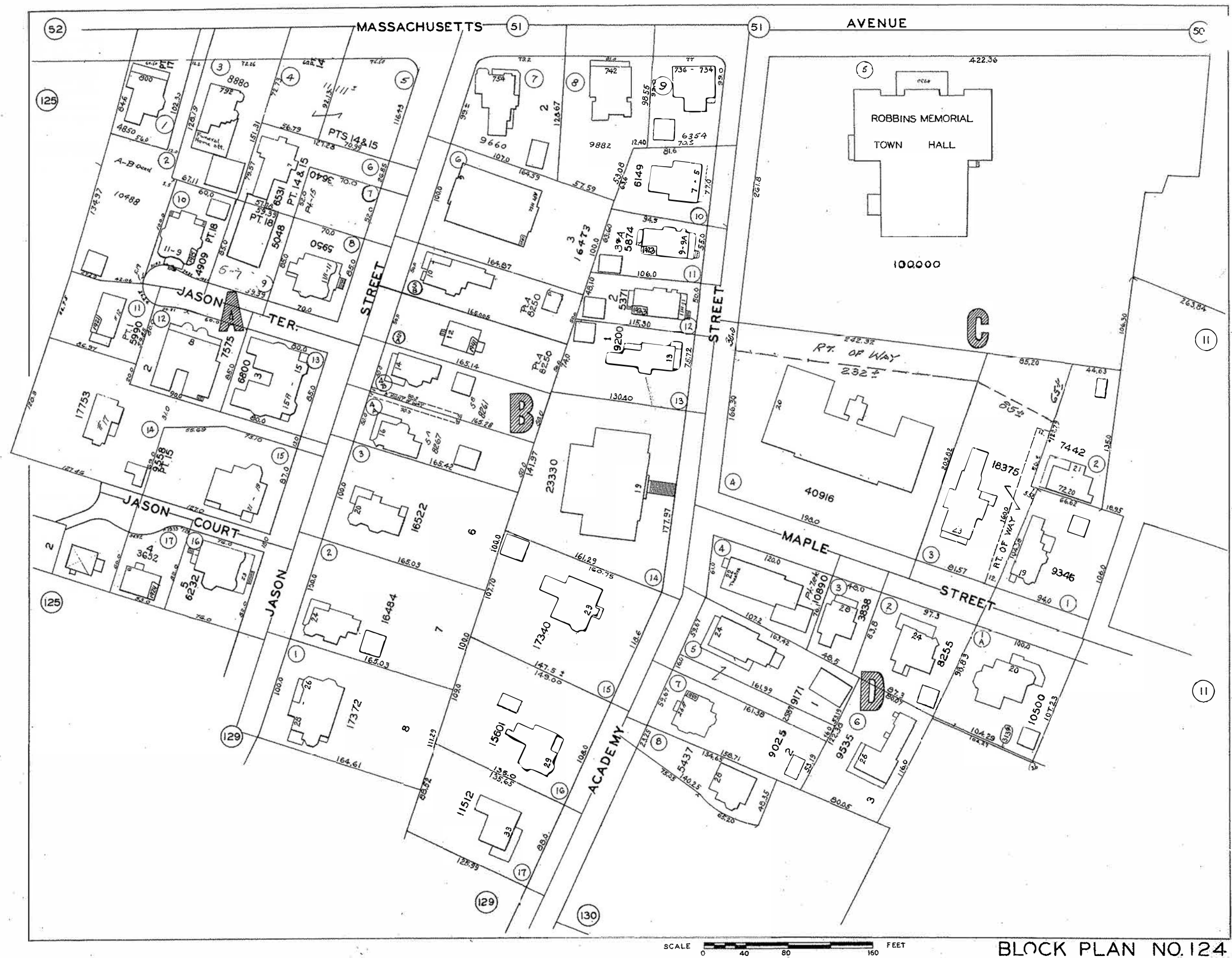
7 Eastern Red Cedar, *Juniperus virginiana*, B&B, 5-6'.

10 White Flowering Dogwood, *Cornus* 'Rutban' Aurora, B&B 5-6'

1 Alberta Spruce, *Picea glauca*, B&B 3'

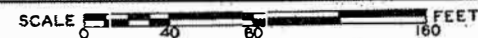






BLOCK PLAN NO. 124





BLOCK PLAN NO. II

PRESERVATION RESTRICTION AGREEMENT  
between the COMMONWEALTH OF MASSACHUSETTS  
by and through the MASSACHUSETTS HISTORICAL COMMISSION  
and the

Town of Arlington

The parties to this Agreement are the Commonwealth of Massachusetts, by and through the Massachusetts Historical Commission located at the Massachusetts Archives Building, 220 Morrissey Boulevard, Boston, Massachusetts 02125, hereinafter referred to as the Commission and the Town of Arlington, 730 Massachusetts Avenue, Arlington, MA 02476 hereinafter referred to as the Grantor.

WHEREAS, the Grantor is the owner in fee simple of certain real property with improvements known as the Town Hall Gardens, and including the Winfield Robbins Memorial Garden, thereon as described in a deed dated 24 May, 1898, from Pattee et ux et al to Town of Arlington, recorded with the Middlesex Registry of Deeds, Book 2657, Page 490, and in a deed dated 9 July, 1898, from Lowe, Tr. to Town of Arlington, recorded with the Middlesex Registry of Deeds, Book 2669, Page 467, and which is located at 730 Massachusetts Avenue; and

WHEREAS, the Grantor is the owner in fee simple of certain real property with improvements known as the Old Burying Ground, located on Pleasant Street in Arlington Center, Massachusetts, thereon as described in the Town of Arlington Assessor's Records and being a portion of the land shown on Assessor's Map 11 as Block 1, Lot 3, hereinafter referred to as the Premises. This instrument does not create any new street or lot boundaries.

WHEREAS, the Grantor wishes to impose certain restrictions, obligations and duties upon it as the owner of the Premises and on the successors to its right, title and interest therein, with respect to maintenance, protection, and preservation of the Premises in order to protect the architectural, archaeological and historical integrity thereof; and

WHEREAS, the Premises is listed in the State Register of Historic Places as a contributing property to the Arlington Town Center National Register Historic District; and

WHEREAS, the preservation of the Premises is important to the public for the enjoyment and appreciation of its architectural, archaeological and historical heritage and will serve the public interest in a manner consistent with the purposes of M.G.L. chapter 184, section 32, hereinafter referred to as the Act; and

WHEREAS, the Commission is a government body organized under the laws of the Commonwealth of Massachusetts and is authorized to accept these preservation restrictions under the Act;

NOW, THEREFORE, for good and valuable consideration. the Grantor conveys to the

Commission the following preservation restrictions, which shall apply in Perpetuity to the Premises.

These preservation restrictions are set forth so as to ensure the preservation of those characteristics which contribute to the architectural, archaeological and historical integrity of the Premises which have been listed on the National and/or State Registers of Historic Places, under applicable state and federal legislation.

Characteristics which contribute to the architectural, archaeological and historical integrity of the Premises include, but are not limited to, the artifacts, features, materials, appearance, and workmanship of the Premises, including those characteristics which originally qualified the Premises for listing in the National and/or State Registers of Historic Places.

The terms of the Preservation Restriction are as follows:

1. Maintenance of Premises: The Grantor agrees to assume the total cost of continued maintenance, repair and administration of the Premises so as to preserve the characteristics which contribute to the architectural, archaeological and historical integrity of the Premises in a manner satisfactory to the Commission according to the Secretary of the Interior's "Standards for the Treatment of Historic Properties."

The Grantor may seek financial assistance from any source available to it. The Commission does not assume any obligation for maintaining, repairing or administering the Premises.

2. Inspection: The Grantor agrees that the Commission may inspect the Premises from time to time upon reasonable notice to determine whether the Grantor is in compliance with the terms of this Agreement.

3. Alterations: The Grantor agrees that no alterations shall be made to the Premises, including the alteration of any interior, unless (a) clearly of minor nature and not affecting the characteristics which contribute to the architectural, archaeological or historical integrity of the Premises, or (b) the Commission has previously determined that it will not impair such characteristics after reviewing plans and specifications submitted by the Grantor, or (c) required by casualty or other emergency promptly reported to the Commission. Ordinary maintenance and repair of the Premises may be made without the written permission of the Commission. For purposes of this section, interpretation of what constitutes alterations of a minor nature and ordinary maintenance and repair is governed by the Restriction Guidelines which are attached to this Agreement and hereby incorporated by reference.

4. Assignment: The Commission may assign this Agreement to another governmental body or to any charitable corporation or trust among the purposes of which is the maintenance and preservation of historic properties only in the event that the Commission should cease to function in its present capacity.



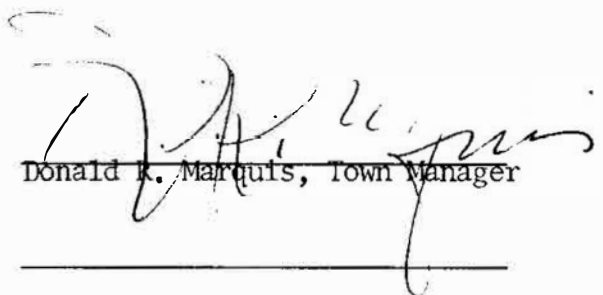
5. Validity and Severability: The invalidity of M.G.L. c. 184 or any part thereof shall not affect the validity and enforceability of this Agreement according to its terms. The invalidity or unenforceability of any provision of this Agreement shall not affect the validity or enforceability of any other provision of this Agreement.

6. Recording: The Grantor agrees to record this Agreement with the appropriate Registry of Deeds and file a copy of such recorded instrument with the Commission.

7. Other Provisions: None applicable.

The burden of these restrictions enumerated in paragraphs 1 through 7, inclusive, shall run with the land and is binding upon future owners of an interest therein.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 23rd day of May, 2000.

  
Donald R. Marquis, Town Manager  
\_\_\_\_\_  
\_\_\_\_\_

## COMMONWEALTH OF MASSACHUSETTS

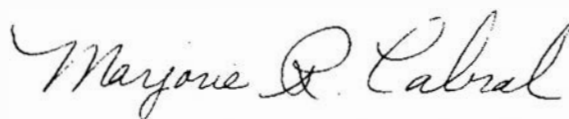
Middlesex, ss.

May 23, 2000

Then personally appeared the above named Donald R. Marquis  
and acknowledged the foregoing instrument to be the free act and deed of Donald R. Marquis,  
before me,

Notary Public

My Commission Expires October 7, 2005



APPROVAL BY THE MASSACHUSETTS HISTORICAL COMMISSION

The undersigned hereby certifies that the foregoing preservation restrictions have been approved pursuant to Massachusetts General Laws, Chapter 184, section 32.

## MASSACHUSETTS HISTORICAL COMMISSION

By Judith B. McDonough  
Judith B. McDonough  
Executive Director and Clerk  
Massachusetts Historical Commission

## COMMONWEALTH OF MASSACHUSETTS

Suffolk, ss.

December 1, 1999

Then personally appeared the above named Judith B. McDonough and acknowledged the foregoing instrument to be the free act and deed of the Massachusetts Historical Commission, before

Notary Public

Elsa H. Fitzgerald  
My Commission Expires 10/9/03



### RESTRICTION GUIDELINES

The purpose of the Restriction Guidelines is to clarify paragraph three of the terms of the preservation restriction, which deals with alterations to the premises. Under this section permission from the Massachusetts Historical Commission is required for any major alteration. Alterations of a minor nature, which are part of ordinary maintenance and repair, do not require MHC review.

In an effort to explain what constitutes a minor alteration and what constitutes a major change, which must be reviewed by the MHC, the following list has been developed. By no means is this list comprehensive: it is only a sampling of some of the more common alterations, which may be contemplated by building owners.

#### PAINT

Minor - Exterior or interior hand scraping and repainting of non-decorative and non-significant surfaces as part of periodic maintenance.

Major - Painting or fully stripping decorative surfaces or distinctive stylistic features including murals, stenciling, wallpaper, ornamental woodwork, stone, decorative or significant original plaster.

#### WINDOWS AND DOORS

Minor - Regular maintenance including caulking, painting and necessary reglazing. Repair or in-kind replacement of existing individual decayed window parts.

Major - Wholesale replacement of units; change in fenestration or materials; alteration of profile or setback of windows. The addition of storm windows is also considered a major change; however, with notification it is commonly acceptable.

#### EXTERIOR

Minor - Spot repair of existing cladding and roofing including in-kind replacement of clapboards, shingles, slates, etc.

Major - Large-scale repair or replacement of cladding or roofing. Change involving inappropriate removal or addition of materials or building elements (i.e. removal of chimneys or cornice detailing; installation of architectural detail which does not have a historical basis); altering or demolishing building additions; spot repointing of masonry. Structural stabilization of the property is also considered a major alteration.

#### LANDSCAPE/OUTBUILDINGS

Minor - Routine maintenance of outbuildings and landscape including lawn mowing, pruning, planting, painting, and repair.

Major - Moving or subdividing buildings or property; altering of property; altering or removing significant landscape features such as gardens, vistas, walks, plantings; ground disturbance affecting archaeological resources.

**WALLS/PARTITIONS**

Minor - Making fully reversible changes (i.e. sealing off doors in situ, leaving doors and door openings fully exposed) to the spatial arrangement of a non-significant portion of the building.

Major - Creating new openings in walls or permanently sealing off existing openings; adding permanent partitions which obscure significant original room arrangement; demolishing existing walls; removing or altering stylistic features; altering primary staircases.

**HEATING/AIR CONDITIONING/ELECTRICAL/PLUMBING SYSTEMS**

Minor - Repair of existing systems.

Major - Installing or upgrading systems which will result in major appearance changes (i.e. dropped ceilings, disfigured walls or floors, exposed wiring, ducts, and piping); the removal of substantial quantities of original plaster or other materials in the course of construction.

Changes classified as major alterations are not necessarily unacceptable. Under the preservation restriction such changes must be reviewed by the MHC and their impact on the historic integrity of the premise assessed.

It is the responsibility of the property owner to notify the MHC in writing when any major alterations are contemplated. Substantial alterations may necessitate review of plans and specifications.

The intent of the preservation restriction is to enable the Commission to review proposed alterations and assess their impact on the integrity of the structure, not to preclude future change. MHC staff will attempt to work with property owners to develop mutually satisfactory solutions, which are in the best interests of the property.